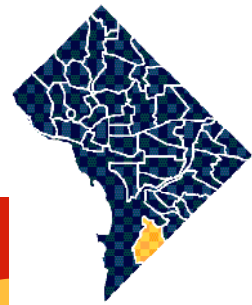


# city living, **dc** style!



## Neighborhood Cluster

# 39



Cluster 39 is made up of the neighborhoods of Bellevue, Congress Heights and Washington Highlands. The Cluster is bounded on the north by St. Elizabeth's Hospital campus, on the east by Southern Avenue, on the West by I295 and Bolling Air Force Base, and on the south by Oxon Run Park and Prince George's County, Maryland.

 Cluster  Parks  Water



Congress Heights

Bellevue

Washington Highlands

## Neighborhood Cluster **39**

**Congress Heights    Bellevue    Washington Highlands**



### Physical Characteristics and Assets

Although Ward 8 is commonly referred to as “East of the River” because it is bounded on the east by the Anacostia River, Ward 8 also has the distinction of being situated between two rivers: Anacostia on the east and the Potomac River on the west.

Beginning in 1852 with the construction of St. Elizabeth’s Hospital, institutional and industrial governmental uses began to occupy the majority of the land in Ward 8. Significant residential and commercial development did not begin in Ward 8 until the early 1940s. Between 1940 and 1950, Ward 8 experienced significant growth caused by the expansion of the Federal workforce and the onset of World War II. Today, approximately 93 percent of the land in the Cluster is zoned for residential use, with approximately 4 percent of the land zoned for commercial. Single-family detached housing is the predominant type of housing in Cluster 39 with a mixture of walk-up and garden apartments.

The Ward’s most significant existing commercial areas are located in this Cluster: Martin Luther King Jr., Avenue and Malcolm X Avenue in Congress Heights, South Capitol Street and Atlantic Street, and South Capitol Street and Southern Avenue. Smaller commercial nodes include Wheeler and Barnaby Roads and South Capitol and Elmira Streets SW.

### Some highlights of Cluster 39’s assets and features include the following:

- *Hilltop locations with some of the most beautiful panoramic views of downtown Washington to the west and with the Potomac River and Virginia to the east.*
- *Both hospitals located east of the river: Greater Southeast Community Hospital and Hadley Memorial Hospital.*
- *Congress Heights Metro station, which opened in January 2001. (Southern Avenue Metro station also opened in January 2001 on the border of Prince Georges County and the District.)*
- *The east and west campuses of St. Elizabeth’s Hospital. (The west campus has been designated a National Historic Landmark, the highest level of designation, similar to the U.S. Capitol and the White House.)*
- *Other institutional and government uses such as Bolling Air Force Base Naval Research Laboratory, and Anacostia Naval Air Station.*
- *Oxon Run Park.*
- *Congress Heights Day held every May.*



### Recent Neighborhood Activity

- *One of two HOPE VI developments in Ward 8 was recently completed, at Wheeler Creek (formerly Valley Green public housing). The second HOPE VI is currently under way at two former public housing complexes, Stanton Dwellings and Frederick Douglass. The new development was recently named Henson Ridge will contain 650 units of housing.*
- *East of the River Community Development Corporation has recently constructed its new office building, which will be on Raleigh Place and will be called “Plaza 8.”*
- *KSI is redeveloping Jeffrey Gardens, a 275-unit garden style rental housing apartment complex located at 7th and Barnaby Streets SE.*